



**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
[www.westportct.gov](http://www.westportct.gov)

March 2, 2023

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Zoning Board of Appeals Department web page under "[ZBA Pending Applications & Recent Approvals](#)".*

**Instructions to Attend ZOOM Meeting**

Phone: +1 646 876 9923 US (New York)

Meeting ID: 847 3336 6915

Passcode: 215348

ZOOM Link: <https://us02web.zoom.us/j/84733366915?pwd=bFlqZGJXckVuU0FleFowNTkvNVpvUT09>

## **Zoning Board of Appeals**

### **Meeting Agenda**

**Zoning Board of Appeals: Tuesday, March 14, 2023**

**Zoom 6:00 P.M.**

#### **I. Public Hearing**

- 1. 177 Main Street:** Application #ZBA-22-00797 by Patricia Gill, AIA, for property owned by The Remarkable, LLC, for variance of the Zoning Regulation: §6-2.1.7 (Alteration of platform/steps in Setback), §29-4 (Setbacks), §29-8.2 (Floor Area Ratio), and §32-8.3.2 (Grading within 5' of Lot Line) to enclose existing exterior stairway, remove courtyard platform and steps and replace garden wall, steps, platforms, and ramp partially in Town Right-of-Way and within Setbacks and for grading that does not comply with §32-8, located in Business Center District/Village Overlay (BCD/VDO) district, PID# C10085000.
- 2. 211 Wilton Road:** Application #ZBA-23-00014 by Besnik Hajdari, for property owned by Besnik Hajdari, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), §6-3.1 (Non-Conforming Lot Setbacks), §12-4 (Front Setbacks) to construct a second floor and front entry addition, rear deck and stairs in the Setbacks, located in Residence AA district, PID #C11033000.

3. **33 Hickory Drive:** Application #ZBA-23-00017 by Bernard Devrin, for property owned by The 33 Hickory Land Trust, for variance of the Zoning Regulation: §6-3.1 (Setbacks for Non-Conforming Lot), §6-2.1 (Expansion of Non-Conforming Structure), §6-2.1.6 (Non-Conforming Structure), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to modify ZBA-20-00369 to add a second floor, landing with stairs and covered porch over Coverage and partially within the Setback, located in Residence A district, PID# F09147000.
4. **28 Oak Street:** Application #ZBA-23-00044 by Gulbuge and Josh Philip, for property owned by Gulbuge and Josh Philip, for variance of the Zoning Regulations: §6-2.1 (Expansion of Non-Conforming Structure), §6-3.1 (Setbacks for Non-Conforming Lot), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct 2 story addition, rear addition, and front porch over Coverage and partially within the Setback, located in Residence A district, PID #C12077000.

## II. Work Session

- **New Business**
- **Old Business**
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on February 28, 2023, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 2<sup>nd</sup> day of March 2023, James Ezzes, Chairman, Zoning Board of Appeals.